



Oregon

John A. Kitzhaber, M.D., Governor

Department of Environmental Quality

Northwest Region
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Portland, OR 97201-4987
(503) 229-5263 Voice
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July 20, 2000

Mr. Patrick L. Jones
Multnomah County
Department of Environmental Services
2505 SE 11th
Portland, Oregon 97202

**RE: St. Johns Health Clinic Site
ECSI No. 2421
Portland, Oregon**

Dear Mr. Jones:

The Oregon Department of Environmental Quality (DEQ) has reviewed the revised final report regarding the independent investigation and cleanup of hazardous substances at the St. Johns site located northwest of the intersection of North New York Avenue and Lombard Street in Portland, Oregon. DEQ's review was conducted in accordance with an "Independent Cleanup Agreement" between the DEQ and Multnomah County, dated October 7, 1999.

Based on our review of the final report, DEQ has prepared the attached "Staff Report". This report recommends a no further action finding (NFA) determination for the subject site. However, prior to issuing a NFA, DEQ is required to solicit public comment because a remedial action was performed. Notices for public comment will be published in the Oregonian and the Oregon Secretary of State's Bulletin on August 1, 2000 and will be placed on DEQ's web page. The public comment period will run from August 1, 2000 through September 1, 2000. Copies of these notices are attached. In addition, DEQ will issue a press release regarding the cleanup action. A draft copy of the press release is attached for your review.

Please do not hesitate to call me at (503) 229-5562 if you have any questions regarding the staff report or public comment process.

Sincerely,

Rodney G. Struck, R.G.
Project Manager, Voluntary Cleanup and Portland Harbor

Cc: Nick Varnum, PNG Environmental, Inc. w/Attachment
ECSI File No. 2421 w/Attachment



**PROPOSED APPROVAL OF CLEANUP AT MULTNOMAH COUNTY PROPERTY
7321 NORTH NEW YORK AVENUE AND 9014-9020 NORTH LOMBARD STREET,
PORTLAND, OREGON**

PUBLICATION: Secretary of State's Bulletin

PUBLISHING DATE: August 1, 2000

COMMENTS DUE: September 1, 2000

PROJECT LOCATION: The site consists of two contiguous parcels located at 7321 North New York Avenue and 9014-9020 North Lombard Street in Portland, Oregon.

PROPOSAL: The Oregon Department of Environmental Quality (DEQ) proposes to approve a cleanup of solvent-contaminated soils at the property owned by Multnomah County.

HIGHLIGHTS: In June 1999, volatile organic compound (VOC) releases were documented at the site during an underground storage tank (UST) removal action. VOC impacted soil was present near the USTs, but did not extend to depths greater than 28 feet. The depth to groundwater is estimated to be about 100 feet below ground surface.

Multnomah County excavated soils containing VOC concentrations above DEQ Numerical Soil Cleanup levels and transported those soils offsite for treatment and disposal. The cleanup was conducted in November 1999 and resulted in the excavation and treatment of about 900 tons of soil.

Confirmation soil samples collected from one of the two excavations did not contain detectable concentrations of VOCs. Confirmation samples collected from the second excavation contained detectable concentrations of tetrachlorethene (a VOC) below applicable risk-based soil cleanup levels and are considered protective of current and future land uses. DEQ recommends the cleanup be approved and no further action be required at the site. Construction of a Multnomah County health clinic facility on the subject parcels is scheduled to begin during Summer 2000.

HOW TO COMMENT: The project file is available for public review. To schedule an appointment contact Crystal Montgomery at (503) 229-6729. The DEQ project manager is Rod Struck, (503) 229-5562. Written comments should be sent to Rod Struck, DEQ, 2020 SW Fourth Avenue, Suite 400, Portland, OR 97201 by September 1, 2000. A public meeting will be held to receive comments if requested by 10 or more persons or by a group with a membership of 10 or more. Additional information is also available at <http://www.deq.state.or.us/wmc/cleanup/cupnmain.htm>.

THE NEXT STEP: DEQ will consider all public comments before making the final decision.

**PROPOSED APPROVAL OF CLEANUP AT MULTNOMAH COUNTY PROPERTY
7321 NORTH NEW YORK AVENUE AND 9014-9020 NORTH LOMBARD STREET,
PORTLAND, OREGON**

PUBLICATION: The Oregonian
PUBLISHING DATE: August 1, 2000
COMMENTS DUE: September 1, 2000
PROPOSAL: The Oregon Department of Environmental Quality (DEQ) proposes to approve a cleanup of solvent-contaminated soils at the property owned by Multnomah County.
HIGHLIGHTS: In November 1999, Multnomah County excavated and treated about 900 tons of solvent contaminated soils containing from two areas on-site. Confirmation soil samples indicate that solvent concentrations are below applicable risk-based soil cleanup levels and are considered protective of current and future land uses. DEQ recommends the cleanup be approved and no further action be required at the site. Construction of a Multnomah County health clinic facility on the subject parcels is scheduled to begin during Summer 2000.
HOW TO COMMENT: The project file is available for public review contact DEQ at (503) 229-6729. Additional information is also available at <http://www.deq.state.or.us/wmc/cleanup/cupnmain.htm>. Written comments should be sent to Rod Struck, DEQ, 2020 SW Fourth Avenue, Suite 400, Portland, OR 97201 by September 1, 2000.
THE NEXT STEP: DEQ will consider all public comments before making the final decision.

DRAFT

For Immediate Release: (August 1, 2000)

Contact: Jim Gladson, 229-6232.

DEQ Approves Cleanup of Multnomah County Property

The Oregon Department of Environmental Quality (DEQ) proposes to approve the cleanup of solvent-contaminated soils on property owned by Multnomah County. The property will be the site of a new county health clinic. The site consists of two adjacent parcels located at 7321 North New York Avenue and 9014-9020 North Lombard Street in Portland, Oregon.

In June 1999, contamination was found in onsite soils during the removal of five underground storage tanks (USTs). Follow-up testing indicated that solvent contaminated soil was present in two areas onsite.

In November 1999, Multnomah County removed about 900 tons of contaminated soil from two areas on-site. The contaminated soil was transported offsite for treatment and disposal. Soil samples collected after the soil cleanup indicated that one excavation did not contain detectable concentrations of VOCs. Samples collected from the second excavation contained tetrachlorethene (a VOC) at concentrations below DEQ's applicable risk-based soil cleanup levels.

DEQ has reviewed the cleanup and environmental conditions and is proposing that no further action is needed. Construction of the county health clinic is scheduled to begin this summer. DEQ is requesting public comment on their approval of the cleanup by September 1, 2000. For more information, contact DEQ project manager Rod Struck at 503-229-5562 or visit DEQ's website at <http://www.deq.state.or.us/wmc/cleanup/cupnmain.htm>.

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